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WARRANTY DEED TENANCY BY THE ENTIRETY



Doc#: 0512935190
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/09/2005 09:32 AM Pg: 1 of 2

THE GRANTORS, KAREN M. HERBST,
President of JAKO, INC., an Illinois Domestic
Corporation, of the City of Chicago, County of
Cook, State of Illinois, for and in consideration of
TEN DOLLARS (\$10.00) and other good and
valuable consideration in hand paid CONVEYS and
WARRANTS to MICHAEL C. NELSON, JR. and
ELIZABETH A. NELSON, husband and wife,
1849 W. North Ave. #7, Chicago, IL 60607, the
following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

PERMANENT INDEX #: 17-06-414-010-0000

PROPERTY ADDRESS: 1037 N. WINCHESTER, UNIT #1, CHICAGO, IL 60622

not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, forever, subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary.

JAKO, INC.,

Dated this 11 day of April, 2005

By:


President, Karen M. Herbst

State of Illinois)
) ss
County of Cook)

P.N.T.N.

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that KAREN M. HERBST, President of JAKO, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as President, she signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and seal this 11 day of April, 2005.


Notary Public

This Instrument prepared by: Michael J. Hagerty, 6321 N. Avondale, Chicago, IL 60631

Mail to: JOHN M. AYLESWORTH, ESQ
1101 W. LAKE, 1ST FL
CHICAGO, IL 60607

Tax Bill to: MR. & MRS. MICHAEL C. NELSON, JR.
1037 N. Winchester, Unit #1
Chicago, IL 60622

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LEGAL DESCRIPTION

Unit 1 in the 1037 NORTH WINCHESTER Condominium as depicted on the Plat of Survey of the following described real estate:




LOT 39 IN ALVIN N. LANCASTER'S RESUBDIVISION OF THE EAST HALF OF BLOCK 9, IN COCHRAN AND OTHERS' SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded March 17, 2005 in the Office of the Recorded of Deeds of Cook County, Illinois as Document Number 0507603102, as amended from time to time together with its undivided percentage interest in the common elements in Cook County, Illinois.

Also, the exclusive right to the use of parking space number G1 and storage space number S1, limited common elements "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit 1 as are set forth in the declaration; the Grantor reserves to itself; its successors and assigns, the rights and easements as set forth in the said Declaration for the remaining land described therein.

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ADDRESS: 1037 N. WINCHESTER UNIT #1, CHICAGO, IL 60622

<p>CITY OF CHICAGO</p> <p>CITY TAX</p>  <p>MAY.-4.05</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	# 0000005324	<p>REAL ESTATE TRANSFER TAX</p> <p>03585.00</p> <p>FP 103026</p>
<p>STATE OF ILLINOIS</p> <p>STATE TAX</p>  <p>MAY.-4.05</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	# 0000011748	<p>REAL ESTATE TRANSFER TAX</p> <p>00478.00</p> <p>FP 103021</p>
<p>COOK COUNTY</p> <p>COUNTY TAX</p>  <p>MAY.-4.05</p> <p>REAL ESTATE TRANSACTION TAX REVENUE STAMP</p>	# 0000011759	<p>REAL ESTATE TRANSFER TAX</p> <p>00239.00</p> <p>FP 103025</p>